

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD ON DECEMBER 4, 2006
(Approved December 18, 2006)
(Ratified January 15, 2007)

The Board of Supervisors held their regular monthly meeting on Monday, December 4, 2006. Present for the meeting were supervisors Robert Preston W. Atlee Rinehart, John Doering, Jr. Timothy Roland, and Rosemarie C. Miller. Also, in attendance were Casey LaLonde, Township Manager, John A. Koury, Jr., Township Solicitor, and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m. and the pledge was recited.

The Board of Supervisors recessed into executive session at the 7:02 p.m. to discuss litigation. The monthly meeting reconvened at 7:20 p.m.

The Cattron Rezoning Hearing began. The request is to change Mr. Cattron's property at Route 724 and Sanatoga Road zoning from LI (Light Industrial) to R-3 (Residential).

Mr. John Cattron, co-owner of the subject 23-acre property at Route 724 and Sanatoga Road, was present. Mr. Cattron presented the rezoning request and noting property value issues.

Mr. William Jenkins at 77 Riverview Road noted that the property was slated for LI zoning in the recent rezoning efforts.

Mr. Herman Lederer of 38 Riverview Road was not in favor of such rezoning and noted the township needs more tax base.

Mrs. Carol Tucci of 148 Bethel Church Road noted concerns of spot zoning.

Mr. Michael Coine of 1134 Schoolhouse Road questioned the applicant why they are coming in for rezoning now and not when the zoning ordinance and map were being discussed.

Mr. Walter Woessner of 164 Schoolhouse Road noted the Planning Commission recommended the property not be R-3 but R-2 and also noted the property would not meet the 25-acre minimum.

Ms. Gail Brown of 500 Sanatoga Road noted concerns of the road infrastructures and too much development. It was also noted that the additional housing could exceed the required housing in the Regional Plan.

Mr. Lederer noted the current use in that locale produces noise overnight.

After discussion ceased, Mr. Doering moved to close the hearing and have no action be taken by the Board at this time. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

PECO

Mr. Greg Carey, PECO representative, was present. There was a discussion regarding PECO tree clearing and water runoff issues. Mr. Carey noted that a blackout was caused years ago was caused by a tree having contact with a high transmission conductor. The tree clearing helps to ensure that another blackout does not occur. There are concerns regarding the property at 79 Brownstone Drive where tree clearing occurs and flooding has become an issue. It was agreed that PECO, the property owner and Township Engineer would meet at the affected property.

Ridge Fire Company

Mr. Roger Kolb, representative for Ridge Fire Company, was present. Mr. Kolb presented statistical financial information. Mr. Preston stated he would like to have financial statements. Mr. Doering noted that the information presented showed that services to other townships are being rendered without sufficient reimbursement and suggested talks begin to encourage neighboring townships to contribute.

Budget

There was a discussion regarding the proposed 2007 budget. It was noted that sewer expenditures would be placed back into the General Fund once a loan is obtained.

Mr. Preston requested a chart of wages be provided. Mr. Rinehart inquired about the pick up truck and Mr. Preston noted he contacted the state regarding pump station visits and is waiting for a response. The Board agreed to engage the services of a management consultant and also contract with Barbacane, Thornton and Company to provide auditing services and the Township Solicitor is to take the appropriate action per the Second Class Township Code.

Tax Roll Removal

Mr. Rinehart moved to approve the tax roll removal for Parcel #18-4-29. Mr. Preston seconded the motion. The motion carried with a 5-0-0 vote.

Exonerations and Exemptions

Mr. Rinehart moved to approve the exonerations and exemptions as presented by the Tax Collector. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

1. MINUTES

Minutes of November 13, 2006

Mr. Doering moved to approve the November 13, 2006 zoning meeting minutes as presented. Mrs. Miller seconded the motion. Mr. Roland and Mr. Rinehart abstained due to their absence at the November 13, 2006 zoning meeting. The motion carried with a 3-0-2 vote.

Minutes of November 20, 2006

Mrs. Miller moved to approve the November 20, 2006 workshop meeting minutes as amended. Mr. Doering seconded the motion. Mr. Rinehart abstained due to his absence at the November 20, 2006 workshop meeting. The motion carried with a 4-0-1 vote. Amendments being under subheading, Payment of the Bills, note the vote was 4-0-0 not 3-0-0, under subheading, ARRO Conflict of Interest, change 'ordered' to 'suggested', under subheading, 2007 Budget Discussion, delete the last paragraph under Highway Aid Budget change 'south' to 'southwest'.

2. PUBLIC COMMENTS

Mrs. Elaine Preston of 2013 East Cedarville Road noted a hump in Schoolhouse Road and the Public Works Supervisor noted that a gas line was put in and he has contacted PECO to fix the hump.

Ms. Gail Brown, Historical Commission Chairperson, presented to the Board for signature the Historical Commission's review of the Stone/Manley plan. The review will be provided to the developer.

3. REPORTS

Reports from Various Departments and Committees

There was a review of the reports from various departments and committees.

Mr. Rinehart moved to approve the reports from various departments and committees, the fund balances report, the Code Enforcement log, the budget summary report and the \$1M loan expenditures report. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Fund Balances Report

Fund	Checking	Money Market	CDs	Total
General	\$29,733.48	\$159,374.74		\$189,108.22
Capital Reserve		\$19,706.75		\$19,706.75
Highway Aid	\$3,497.67	\$31,675.28		\$35,172.95
Sewer Fund	\$10,795.71	\$95,529.51		\$106,325.22
Traffic Impact Fee Fund	\$1,186.06	\$310,251.86		\$311,437.92
Police Safety	\$2,933.01		\$2,500.93	\$5,433.94
Water Users	\$76.37			\$76.37
TOTAL				\$667,261.37

4. SUBDIVISION AND LAND DEVELOPMENTS

Project: Hidden Acre Estates Applicant: AMCC Properties III, Inc.

Mr. Ross Unruh, counsel for the applicant, and Mr. Anthony Hibbeln of Hibbeln Engineering were present.

Mr. Roland moved to grant a waiver of Section 403.1.D of the Subdivision and Land Development Ordinance to allow a lot depth/width ration of 3.72 for Lot 5, 0.55 for Lot 1 and 0.65 for Lot 6. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to grant a waiver of Section 405.10 of the Subdivision and Land Development Ordinance to allow no road or shoulder improvements along the Grubb Road frontage contingent upon the ultimate right-of-way along Grubb Road be offered to the township for dedication. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to grant a waiver of Section 406.7 of the Subdivision and Land Development Ordinance to allow the cartway and shoulder along the Grubb Road frontage to not be improved contingent upon a fee-in-lieu of road widening and shoulder improvements shall be established to the satisfaction of the Township Engineer. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to grant a waiver of Section 418.3 of the Subdivision and Land Development Ordinance to allow sidewalk to be provided along the north side of Road 'A', continuing around the cul-de-sac bulb and ending at the Lot 6 driveway. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to grant a waiver of Section 420 of the Subdivision and Land Development Ordinance to allow the minimum street tree spacing to be 25 feet, and the maximum street tree spacing to be 124 feet and the same number of trees be planted. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to recommend waiver of Section 427 of the Subdivision and Land Development Ordinance to allow an individual lamp/post combination at each of the 6 driveway access points and at the Road 'A' intersection with Kulp Road and Lot 1 contingent upon a note being added to the record plans stating that each lamp/post combination shall be operated and maintained by the individual lot owner upon which the lamp/post combination is located, and the cost for same shall be borne by said individual lot owner and the exact lamp model, type of illumination (incandescent, fluorescent, high pressure sodium, etc.) and wattage shall be as approved by the Township Engineer during the shop submittal process at the beginning of the construction phase, and a note to this effect shall be placed on the record plans and a light be installed at the bus stop. Mrs. Miller seconded the motion. Mr. Rinehart voted no. The motion carried with a 4-1-0 vote.

Mr. Doering moved to recommend waiver of Section 428.9 of the Subdivision and Land Development Ordinance to allow 60 replacement trees to be planted in lieu of the actual number required, which is approximately 158 contingent upon enough small trees and shrubs, as included in the approved Plant List located in the Subdivision and Land Development Ordinance Appendix and add 80 additional shrubs directed to the foundation and landscaping around houses or sufficient plant life of any kind from the Plant List located in the Subdivision and Land Development Ordinance Appendix to bring the total quantity up to the required 2:1 replacement ratio. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Project: Faulk Tract

Applicant: Sprint Spectrum

Mr. Roger Johnson, Jr., engineering representative, was present.

Mr. Doering moved to grant the following waivers from the Subdivision and Land Development Ordinance.

Waiver from Section 303.3.B of the Subdivision and Land Development Ordinance to allow a Site Analysis Plan to not be prepared.

Waiver from Section 304 of the Subdivision and Land Development Ordinance to allow the application to proceed concurrently as a preliminary/final plan following the Board's approval of the sketch plan.

Waiver from Section 301.3.B of the Subdivision and Land Development Ordinance to allow the application to be classified as a minor subdivision as opposed to a major subdivision.

Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Project: Eckhart Subdivision

Applicant: Brandie Layne Associates

There was a discussion regarding snow removal and emergency access easements. The Board requested the Township Manager, Township Solicitor and Township Engineer prepare a policy for general easements. The applicant is to be contacted regarding the easements.

Project: Coventry Self Storage

Applicant: Ronald Elliott

Mr. Doering moved to approve Escrow Release No. 6 in the amount of \$10,273.22 for Coventry Self Storage. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to approve Escrow Release No. 7 in the amount of \$23,971.95 for Coventry Self Storage. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Project: Coventry Glen Applicant: Heritage Building Group
Mr. Roland moved to approve Escrow Release No. 18 for Coventry Glen for the amount of \$73,670.62. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Project: Coventry Ridge Applicant: Heritage Building Group
Mr. Rinehart moved to approve Escrow Release No. 7 (final) for Coventry Ridge for the amount of \$100,293.28. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Project: Heather Glen Applicant: Heritage Building Group
Mr. Rinehart moved to approve Escrow Release No. 9 for Heather Glen for the amount of \$102,701.99. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Project: Creekview Applicant: Heritage Building Group
Mr. Doering moved to approve Escrow Release No. 15 for Creekview for the amount of \$203,384.09. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Project: Walnut Springs Farm Applicant: Telvil Corporation
Mr. Doering moved to approve Escrow Release No. 7 for Walnut Springs Farm for the amount of \$53,675.62. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

5. OTHER BUSINESS

Tax Roll Removal

This item was already addressed earlier in the meeting.

Exonerations and Exemptions

This item was already addressed earlier in the meeting.

6. DISCUSSION ITEMS

Ridge Fire Company

This item was already discussed earlier in the meeting.

PECO

This item was already discussed earlier in the meeting.

Budget

This item was already discussed earlier in the meeting.

7. ADDITIONAL ITEMS BROUGHT TO THE BOARD

Mr. Rinehart moved to approve the resolution recognizing Mr. David Heim's service. Mrs. Miller seconded the motion. The motion carried with a 5-0-0 vote.

There was a brief discussion of the PECO/Walley agreement. The plan is to proceed to the Planning Commission.

Mr. Roland moved to approve and sign the Coventry Greene additional right-of-way documents. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

8. ADJOURNMENT

Mr. Doering moved to adjourn the monthly meeting at 10:45 p.m. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Rosemarie C. Miller
Township Secretary